

REZONING APPLICATION

APPLICANT INFORMATION

Applicant Name

Mailing Address

Suite/Unit/Apt

City

State

Zip Code

Tel #

Fax

E-mail

Property Owner (Use back if multiple names)

Mailing Address

Suite/Unit/Apt

City

State

Zip Code

Tel #

Fax

E-mail

Address/Location of Property

Land Lot #

Parcel #

Block #

Map # N

District/Section

Size of Property (Acres)

Present Zoning Classification

Proposed Zoning Classification

Present Land Use

Proposed Land Use

Land Use Map

Authorization By Property Owner

The above information is true and correct to the best of my knowledge and belief, and I fully understand that in the event information given above proves false, action, if any, may be revoked by the City Council. I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning, as shown in the records of The City of Riverdale, Georgia.

Sworn to and subscribed before me this _____ day of _____, 2011.

X _____ X _____
Applicant Print Name Applicant Signature Date

X _____ X _____
Owner Print Name Owner Signature Date

Owner Print Name

Owner Signature

Date

Notary Public

(Affix Raised Seal Here)

PARCEL INFORMATION

AUTHORIZATION

(FOR OFFICIAL USE ONLY)

Received By: _____

Date of Filing: _____

Filing Fee Received: _____

Date of Notice to Newspaper: _____

Date scheduled for Planning Commission Public Hearing: _____

Planning Commission Recommendation: _____

Date scheduled for Mayor & City Council Public Hearing: _____

Mayor & City Council Ruling: _____

Required Items for Submittal

Directions: Please attach all of the following items to the completed application:

1. A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
 - What the property is to be used for, if known.
 - The size of the parcel or tract.
 - The zoning classification requested and the existing classification at the filing of this application.
 - The number of units proposed.
 - For non-residential projects, provide the density of development in terms of floor area ratio (FAR).
 - Any proposed buffers and modification to existing buffers.
 - Availability of water and sewer facilities including existing distance to property.
2. Name and mailing addresses of all owners of all property within 250 feet of the subject property (available from the County Tax Assessor records). This is encouraged to be submitted in a mail merge Microsoft Word data file format.
3. Legal description of property. This description must establish a point of beginning; and from the point of beginning, give each dimension bounding the property that the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each District requested. A copy of the deed may substitute for a separate description.
4. A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect that shall include the following information:
 - Boundary survey showing property lines with lengths and bearings.
 - Adjoining streets, existing and proposed, showing right-of-way.
 - Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other property improvements.
 - North arrow and graphic scale.
 - Adjacent land ownership, zoning and current land use.
 - Total and net acreage of property.
 - Proposed layout, including streets, lot lines with approximate dimensions, lot numbers, easements, setbacks, building locations, land to be reserved or dedicated for public uses, and any land to be used for purposes other than a dwelling.
 - Existing and proposed driveway(s).
 - Lakes, ponds, streams, and other watercourses.
 - Floodplain, wetlands, and slopes equal to or greater than 20 percent.
 - Cemeteries, burial grounds, and other historic or culturally significant features.
 - Required and/or proposed setbacks and buffers.
 - The Architectural and Civil Engineering drawings should be clearly and legibly drawn at a scale not smaller than one hundred (100) feet to one inch.
 - City of Riverdale Map and Parcel Number.
 - FEMA map number and date of panel: statement-property does or does not have a floodplain.
 - Any land designated for Open Space or Green Space must have a minimum 20 foot access.
5. Submit four (4) copies of the plat with the information from Question 4 in a 8.5" x 11" format minimum and one (1) copy in a full-size format.
6. For multiple owners, a *Property Owner's Authorization* form shall be submitted for each owner.
7. A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 200,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-Family proposals in excess of 150 units
8. Fee for Amending the Zoning Map shall be made payable to the City of Riverdale in the amount of one thousand dollars (\$1,000.00).

Standard Review Questions

Directions: Please provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment.

1. What is the existing land uses and zoning classifications of nearby property?
2. What is the suitability of the subject property for the purposes authorized under the current zoning?
3. What is the extent to which the proposed land use change on the subject property represents a fair balance between the rights of private property and the health, safety, and general welfare of the public?
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner?
5. Does the subject property have a reasonable economic use as currently zoned?
6. Will the proposed zoning be a use that is suitable in view of the use and development of adjacent and nearby property?
7. Will the possible creation of an isolated district unrelated to adjacent and nearby districts be created through this request?
8. Will this request possibly increase or overload public facilities including, but not limited to, schools, utilities, and streets?
9. What is the possible impact on the environment, including but not limited to, loss of natural vegetation, drainage, soil erosion and sedimentation, flooding, air quality and water quality?
10. Will the proposed change will be a detriment to the value or improvement of development of adjacent property in accordance with existing regulations?
11. Are there substantial reasons why the property cannot be used in accordance with existing regulations?
12. What will be the aesthetic effect of existing and future use of the property as it relates to the surrounding area?
13. What are the possible effects of the proposed change on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community?
14. What is the relation that the proposed change bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of this ordinance?
15. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?
16. Provide in full detail, the proposed future use of the property.

Rezoning Checklist

Please ensure the following items are included in this application with a **TABLE OF CONTENTS**:

Number	REQUESTED ITEM	SUBMITTED (Office Use Only)	
		Yes	No
1	Completed Application Form		
2	Letter of Intent		
3	Names and Addresses of all owners of all property within 250 ft of the subject property		
4	Legal Description of Property		
5	Certified Plat		
6	Twelve (12) copies of all plat information		
7	Multiple property owner's authorization (if applicable)		
8	Community Impact Study (if applicable)		
9	Filing Fee in the form of a check payable to <i>The City of Riverdale</i> for \$1,000.00		
10	Standard Review Questions		
11	Disclosure Statement		
12	Applicant Disclaimer		
13	Recorded Deed of Property		
14	Proof property taxes have been paid		
15	Twelve (12) stapled and bound copies in a binder format of the Rezoning Application and all supporting documents in addition to one (1) unbound application with original signatures and seals and original-sized site plan bearing original seal and signature.		

ZONING DISCLOSURE LAW COMPLIANCE (RE: Title 36, Chapter 85, Official Code of Georgia Annotated)

1. Effective July 1, 1986, any member of the Riverdale City Council or Planning Commission, including their spouse, mother, father, brother, sister, son or daughter must disclose, in writing, any property interest or financial interest in any business which has a property interest in any real property subject of a rezoning application.

3. Failure to comply with the Disclosure Requirements is considered a misdemeanor.

Notary Public

Date

Notary Public _____ Date _____

Filing Deadline Date	Community Zoning Information Meeting (CZIM)	Public Notification Sign Posting Deadline	Planning Commission Meeting	Mayor and Council Meeting
March 28, 2011	April 11, 2011	May 1, 2011	May 16, 2011	May 23, 2011
May 2, 2011	May 16, 2011	June 5, 2011	June 20, 2011	June 27, 2011
May 30, 2011	June 13, 2011	July 3, 2011	July 18, 2011	July 25, 2011
June 27, 2011	July 11, 2011	July 31, 2011	August 15, 2011	August 22, 2011
August 1, 2011	August 15, 2011	September 4, 2011	September 19, 2011	September 26, 2011
August 29, 2011	September 12, 2011	October 2, 2011	October 17, 2011	October 24, 2011
October 3, 2011	October 17, 2011	November 6, 2011	November 21, 2011	November 28, 2011
October 31, 2011	November 14, 2011	December 4, 2011	December 19, 2011	December 26, 2011